

## **NOTICE OF CONSIDERATION OF AN APPLICATION BY THE CITY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA, CALIFORNIA**

NOTICE IS HEREBY GIVEN THAT THE CITY ZONING ADMINISTRATOR of the City of Chula Vista, California, has received an application for a Large Family Daycare Home permit. A Large Family Daycare Home means a home that provides family day care for 9 to 14 children, including children who reside at the home. This project is exempt from environmental review.

**CONSIDERATION DATE:** June 04, 2007

**CASE NUMBER:** LFD-07-17

**APPLICANT:** Maria Silahua

**SITE ADDRESS:** 2361 Paseo Los Gatos

The City of Chula Vista is preempted by the State of California from any controls or regulations on Large Family Daycare Homes, other than the following:

1. The permit shall be considered without public hearing unless a hearing is requested by the applicant or other affected party.
2. The family day care function shall be incidental to the residential use of the property.
3. A large family day care home shall not locate within: 1) three hundred (300) feet of another such facility with said measurement being defined as the shortest distance between the property lines of any such facilities; and 2) twelve hundred (1200) feet of another such facility along the same street with said measurements being defined as the shortest distance between front property lines, as measured along the same street, of any such facilities.
4. The owner must provide a doublewide driveway, which shall be paved to meet City Standards and be a minimum of 16 feet wide and 19 feet in depth as measured from the edge of sidewalk to any vertical obstruction. The driveway shall be available during all hours of operation for the loading and unloading of children. If a garage exists on-site, it must be utilized for parking of personal vehicle(s). In the event that less than a two-car garage exists on-site, the owner must designate an area on-site other than on the driveway so that a total of two personal vehicles can be parked on-site, including the garage. Notwithstanding the foregoing, applicant must comply with all other Municipal/Code provisions as to parking and traffic.
5. If in the opinion of the Zoning Administrator there is a potential for significant traffic problems, the Zoning Administrator shall request review of the application by the City Traffic Engineer. The City Traffic Engineer may impose accessory requirements for the day care permit in these instances to insure maintenance of traffic safety levels within the vicinity of the home.
6. A usable rear yard play area of 1,200 sq. ft. shall be provided. Outdoor play activity shall not be allowed in the front or exterior side yard of the home.
7. Play areas shall be designed and located to reduce the impact of noise on surrounding properties. The Zoning Administrator may impose reasonable requirements to alleviate noise, including but not limited to installation of a six-foot high block wall around the perimeter of the rear yard.

The Zoning Administrator must receive any comments you have pertaining to this matter no later than noon on June 04, 2007. Please direct any questions or comments to Larry Tran, Project Planner in the Planning Department, Public Services Building, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista California 91910, or by calling 619 409 5822. Please include the Case Number(s) noted above in all correspondence. A copy of the application and accompanying documentation and/or plans are on file and available for inspection and review at the City Planning Department.

Within ten (10) days after the decision is rendered, the applicant or other interested person may appeal the Zoning Administrator's decision to the Planning Commission by submitting an appeal form and the required fee to the Planning Department. Please notify the Project Planner if you wish to receive a copy of the Zoning Administrator's decision.

### **COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)**

**The City of Chula Vista, in complying with the American With Disabilities Act, requests individuals who require special accommodation to access, attend and/or participate in a City meeting, activity or service request such accommodation at least 48 hours in advance, for meetings, and 5 days for scheduled services and activities. Please contact Diana Vargas for specific information at (619) 691-5101. Service for the hearing impaired is available at 585-5647 (TDD).**